007.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,400 / 971,400
					USE VALUE:	971,400 / 971,400
					ASSESSED:	971,400 / 971,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/ETAL -
Owner 2:	DAVIDSON HENRY E JR -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,445 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 4347 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4445.000	528,700		442,700	971,400
Total Card	0.102	528,700		442,700	971,400
Total Parcel	0.102	528,700		442,700	971,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 223.49 | /Parcel: 223.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	528,700	0	4,445.	442,700	971,400	971,400	Year End Roll	12/18/2019
2019	104	FV	400,300	0	4,445.	470,300	870,600	870,600	Year End Roll	1/3/2019
2018	104	FV	400,300	0	4,445.	343,100	743,400	743,400	Year End Roll	12/20/2017
2017	104	FV	374,200	0	4,445.	298,800	673,000	673,000	Year End Roll	1/3/2017
2016	104	FV	374,200	0	4,445.	254,500	628,700	628,700	Year End	1/4/2016
2015	104	FV	331,200	0	4,445.	249,000	580,200	580,200	Year End Roll	12/11/2014
2014	104	FV	331,200	0	4,445.	204,700	535,900	535,900	Year End Roll	12/16/2013
2013	104	FV	345,500	0	4,445.	194,800	540,300	540,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-121		2/9/2005	Family	99	No	No		
DAVIDSON HENRY	24927-120		10/17/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2012	223	Re-Roof	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Info At Door	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4445		Sq. Ft.	Site		0	80.	1.24	1									442,679						442,700	

Total AC/HA: 0.10204 | Total SF/SM: 4445 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 442,679 | Spl Credit | Total: 442,700

User Acct

6095

GIS Ref

GIS Ref

Insp Date

11/17/17

!655!

PRINT

Date	Time
12/10/20	16:24:07

LAST REV

Date	Time
01/17/18	08:55:00

apro

PAT ACCT. 655

USER DEFINED

Prior Id # 1:	6095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95307398
Const Adj.:	0.98990101
Adj $ / SQ:	160.386
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	766262
Depreciation:	237541
Depreciated Total:	528721

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 6 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	2	
2	7	3	
Totals			
2			

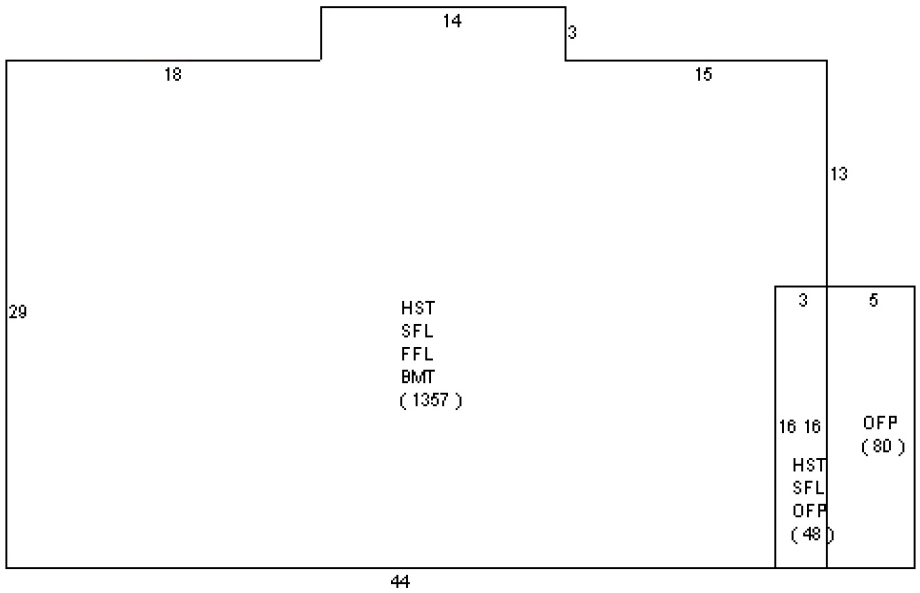
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	160.39
Special Features:	0	Val/Su Net:	106.81
Final Total:	528700	Val/Su SzAd	152.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,405	160.390	225,343
BMT	Basement	1,357	68.440	92,880
FFL	First Floor	1,357	160.390	217,644
HST	Half Story	703	160.390	112,671
OFP	Open Porch	128	29.090	3,724

Net Sketched Area: 4,950 | Total: 652,262

Size Ad | 3464.5 | Gross Are | 5652 | FinArea | 4347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: